

**Borough of Watchung  
Planning Board Meeting  
April 21<sup>st</sup>, 2015 Minutes**

Chairman Schaefer called the meeting to order at 7:30 p.m. The Chair called for a roll call. Present at the call of the roll were:

(X)Chairwoman Schaefer (X)Mr. Boyd (X)Mr. Desnoyers (A)Mr. Ellis (A)Mr. Haveson  
(X)Councilwoman Joren (X)Mrs. Pennett (X)Mayor Pote (X)Mr. Speeney  
(X)Mr. Hartmann (X)Ms. Spingler.

Linnus (X) Herits (X)

Chairwoman Schaefer indicated that there was a quorum to conduct business and stated that this meeting was being held in compliance with N.J.S.A. 10:4-6 of the Open Public Meetings Act and proper notification of this meeting has been made.

The Chair asked for a motion to waive the reading and approve the minutes of the meeting of March 17<sup>th</sup> 2015, the motion was moved by Mr. Speeney, seconded by Mrs. Pennett and carried on a voice vote.

Chairwoman Schaefer asked for a motion to continue BJs to May 19<sup>th</sup>, with an extension to June 16<sup>th</sup>, with notice. The motion was moved by Mr. Desnoyers and seconded by Mrs. Pennett and carried on a voice vote. Mr. Ellis and Mr. Haveson arrived at 7:35 p.m.

BJs application was called and continued to May. Next the Weldon discussion was addressed and Planner Mark Healey was called to summarize his report on Weldon's proposal to amend the quarry zone. In summary, the Master plan intends that the quarry continue to operate until its usefulness is completed, but to allow its appropriate re-use once the quarry is no longer in operation. The borough is committed to keeping the quarry use at the site until the usefulness is substantially diminished recycling of materials should also be permitted. However, if the site is to be developed for a use other than quarrying, the most appropriate use is office center. Next, Mr. Healey looked at the land development ordinance with respect to set backs of the quarry with surrounding properties. His recommendation is to make the ordinance consistent.

Mr. Healey also recommended changing the order of the layout to have the undisturbed buffer along the road, then have the access road, and fencing behind the buffer. The Chair opened it up to the board for questions, hearing none, she opened it up to the public. Ben Toscano, 185 Bonnie Burn Rd. Mr. Toscano's question was regarding the setback behind the Colorado Café and ultimately the development of that property. One hundred fifteen feet is the proposed set back. The public portion was closed. Mr. Speeney read the site report into the record.



Mr. Butler addressed Mr. Healey's report and based on his suggestions Weldon revised the buffer and increased the native forest trees buffer from 40' to 50', the chain link fence with barbed wire for security and practicality, followed by the earthen berm which will conceal all the view to the public. It will be 10' high and 30' wide, then the perimeter road. Mr. Butler then addressed Mr. Healey's bullet points on the Buffer Proposal/Access Road: The access road would go to the end of Block 7601 Lot 19 then Lot 6 where it will stop at Colorado Café. Mr. Butler answered Mr. Healey's question of when would quarrying begin if the board granted permission? Mr. Butler testified they would NOT quarry behind the 150ft. berm until the berm is in place. Mr. Butler addressed the site committee report specifically the additional 115 feet requested to their proposed 150ft for a total of 265 feet. He pointed out the inconsistencies in the ordinance and the tax map. Weldon has been quarrying 300 feet along lots 9.01, 10, 11 & 12. He also said they have never had a noise complaint from the neighbors. Weldon's position of the board's request to add the extra 150ft is onerous. Mr. Weldon testified that they are actually within 150ft. distance now with Gaynor and Fragner, and we don't have any complaints. This is basically keeping the same amount of distance with what we have presently with no complaints. Chairwoman Schaefer said at their site meeting they paced out the distance and had concerns about how close 150ft was to Bonnie Burn Rd. Mr. Hartmann concurred and expressed his concern about the entrance to Watchung and how it will look. Mr. Weldon respected the board's comments and said as they get closer to Bonnie Burn Road there are enhanced blasting techniques to minimize the effects of the blast. He said he was comfortable blasting closer knowing there are no adverse effects. Subjectively he thought he was being generous giving the 150ft. Mr. Butler suggested the attorneys, Planner and Mr. Weldon meet to work out something and bring it back to the board. Chairwoman Schaefer respected Mr. Butler's suggestion. Mr. Speeney recommended to evaluate it further as there may be a compromise position. Chairwoman Schaefer agreed with Mr. Speeney stating we want to look out for the residents as well as work with Weldon. She would like to have all feedback and comments from the board members after their meeting. Mr. Ellis agreed with Mr. Hartmann's comments on the look of coming into the Borough and asked how long a blast last? Mr. Weldon clarified when a blast occurs it's for one (1) second and they blast once a week. Mr. Weldon referenced Millington Quarry as having the same buffer that they're proposing. Mr. Weldon said they sort of modeled it after what Millington did and it was in theirs and the neighbor's best interest to not hear and see what's going on and to mitigate any problems. Chairwoman Schaefer expressed the Board's willingness to work with Weldon and Mr. Healey agreed. Mr. Haveson asked for confirmation on the order of the buffer from Bonnie Burn Road would be trees, berm, fence, access road then quarry. Mr. Weldon, said if that's the order we wanted then that's fine. Mayor Pote questioned the security of the fence now that it would be close to the berm and Mr. Weldon said in this case we would move the fence 2-3 feet closer to the berm to maintain security. Mrs. Pennett commented on keeping the natural species of the trees specifically not putting all pines. In summary, Mr. Healey said they should be native, deer and shade resistant. Chairwoman Schaefer said a member from the board would be at the meeting and suggested Mr. Weldon, Mr.



Healey, Mr. Linnus, Mr. Herits and Mr. Butler all attend. Mr. Butler thanked the board and said he would call Mr. Linnus to set up the meeting and felt they were making progress.

The Secretary read the memorialization of PB15-R-06 New Cingular Wireless Amended Site Plan Approval into the record granting extension of time temporarily through September 17, 2015. The Chair seeks a motion to accept, moved by Mr. Haveson, seconded by Mr. Ellis, Mr. Boyd [Y], Mr. Desnoyers [Y], Mr. Ellis [Y], Councilwoman Joren [Y], Mrs. Pennett [Y], Mayor Pote [Y], Mr. Speeney [Y], Mr. Hartmann [Y], Mrs. Spingler [Y], Chairwoman Schaefer [Y].

New Cingular Wireless Application PB14-03 request to make temporary monopole site permanent. Judy Fairweather attorney for the applicant brought experts in to testify why they would not be going back to the PSE&G pole. Mr. Speeney read the site report into the record. Ms. Fairweather called Daniel Panesso, radio frequency engineer from AT&T, 65 From Rd., Paramus, NJ. PSE&G as a landlord limits them as to what they can have on their structures and if they need to go on their pole, they are required to go through PSE&G to access permission which can take 3-6 months. If there's a problem on the antenna only PSE&G employees are allowed to climb the structure to repair the faulty equipment and they have to go through the Board of Public Utility and request an outage. This is the reason why we want to stay at the current tower. Mr. Speeney asked about coverage and Mr. Panesso said the coverage provided would not be significantly different. The Chair asked if the board had any other questions then opened it up to the public for questions. Hearing none, that portion was closed. Ms. Fairweather called her next witness Ron Petersen, 170 Fairview Dr., Bedminster NJ. He testified that the site meets all the FCC requirements. The Chair called for questions from the board and the public. Mayor Pote asked if they considered possible future changes. Mr. Petersen said they assumed the maximum and designed it as such. Nicolas Barile, 4 Second Ave., Denville, NJ, Licensed Professional Engineer. AT&T and the property owner agreed that emergency services for Watchung Borough can be located on the tower rent free. Hearing no further questions, Ms. Fairweather called her next witness, Peter Tolishus, 1006 Timberlane Bridgewater, NJ licensed professional planner. He testified the site imposes no detriment to the ordinance and that this site is an excellent location. He also testified the natural steel gray is the color that blends the best. The Chair called for questions from the Board, Mr. Linnus asked for clarification on lot size. Mr. Barile said the ordinance requires 2 acres we have a lot size 200 feet shy of the requirements. Madame Chair asked for questions from the public, hearing none that portion was closed. In reference to the original resolution PB12R-10 that granted amended site plan approval, we want to make sure you comply with each and every aspect of the ordinance. One of the conditions is to comply with Mr. Herits report on the temporary and all of the conditions that were in the prior resolution of September 18, 2012. Additionally, allowing Borough Emergency Services rent free. Hearing no comments from the public that portion was closed. Chair seeks a motion in the affirmative to allow the temporary pole permanent with the conditions and changes as described. So moved by Mr. Haveson, seconded by Mr. Ellis. Discussion: Mr.



Haveson wanted confirmation that the wires would be underground for safety as it's prone to animals and mischief. Ms. Fairweather said she would have her Engineers get a hold of Verizon as they don't really have a say on it. The chair called for a roll: Mr. Boyd [yes], Mr. Desnoyers [yes], Mr. Ellis [yes], Mr. Haveson [yes], Councilwoman Joren [yes], Mrs. Pennett [yes], Mayor Pote [yes], Mr. Speeney [yes], Mr. Hartmann [yes], Ms. Spingler [yes], Chairwoman Schaefer [yes].

Discussion: The Board of Adjustment's 2014 annual report: specifically their recommendation that the Triangle area be taken out of the Village Center Historic overlay zone. Councilwoman Joren said the Council agreed with the boards' recommendations. Mr. Herits said they're in the process of creating new zoning maps.

The other recommendation is that the borough's impervious surface coverage calculation should be modified in two steps: a. to **not** include above ground decks which permit drainage and b. change the calculation for the driveways where the house is built beyond the front yard minimum setback so the houses are more conforming with the existing neighborhood. The Chairwoman seeks a motion to have the planner Mr. Healey look at items a. and b. from a planning standpoint and advise. The motion was moved by Mr. Haveson seconded by Mr. Desnoyers and carried on a voice vote. Meeting adjourned at 9:40p.m.

Respectfully Submitted,

A handwritten signature in black ink, reading "Maryann Amiano". The signature is fluid and cursive, with the first name "Maryann" written in a larger, more prominent script than the last name "Amiano".

Maryann Amiano  
Planning Board Clerk